

CITY OF IDAHO FALLS, IDAHO

COUNCIL MEETING AGENDA

REGULAR MEETING

COUNCIL CHAMBERS, 680 PARK AVENUE

AUGUST 8, 2013

7:30 P.M.

MAYOR

Call to order.

Roll call.

Recognition of citizens from the floor.

CONSENT AGENDA

Items from the City Clerk:

Minutes from the July 23, 2013 Budget Workshop, the July 24, 2013 Budget Workshop, the July 25, 2013 Council Work Session, and the July 25, 2013 Regular Council Meeting;

Monthly Reports from various Division and Department Heads;

Approval of Monthly Expenditure Summary dated July 1, 2013 through July 31, 2013;

Approval of the Monthly Treasurer's Report for the month of July, 2013;

Approval of License Applications, including BEER Licenses to Copper Rill Restaurant and Perspective Restaurant, all carrying the required approvals; and,

Request for Council ratification for the publication of legal notices calling for public hearings on August 8, 2013.

REGULAR AGENDA

DIVISION DIRECTORS

Memos from the Airport Director:

ADS-B Radio Station Lease Agreement;

Amended Auto Rental Concession Agreement – Alamo/National; and,

Consent to Assignment of Commercial Lease from Gary Olsen, RS&I, Inc. to James Wesley Moore.

Memo from the City Attorney:

Non-Discrimination Ordinance.

**COUNCIL MEETING AGENDA
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Memo from Idaho Falls Power Director:

Tabulation and award of bid for Gem State Rip Tap Replacement Project.

Memos from the Municipal Services Director:

Request to ratify authorization to advertise to receive bids for Planning Center Remodel;

Publication of "Notice of Public Hearing" for Imposition of New Fees and Fee Increases of 5% or Greater for Fiscal Year 2013-2014; and,

Publication of "Notice of Public Hearing" for the 2013-2014 Fiscal Year Budget.

Memo from the Parks and Recreation Director:

Contract with Hunt Design for the Signage and Wayfinding Plan.

Memos from the Planning and Building Director:

Final Plat – Gillespie Addition, Division No. 1; and,

Economic Development Incentive Agreement with BVMT Power Falls, LLC, and Curtiss-Wright Flow Control Service Corporation.

Memos from the Public Works Director:

Tabulation and award of bid for Addition to Street and Sanitation Building; and,

Sewer Front Foot Fees Settlement Agreement with Developer on Kingwood Addition, Division No. 2.

MAYOR

Annexation Proceedings (Snake River Landing, Division No. 9 – Events Center):

Memo from the Planning and Building Director;

Annexation Agreement;

Annexation Ordinance;

Conducting of a public hearing to consider the initial zoning of the newly annexed area (Snake River Landing, Division No. 9 – Events Center) (Requested C-1 Zoning) (said hearing to be held only if said property is annexed; and,

Final Plat.

Adjournment.

If you need communication aids or services or other physical accommodations to participate or access this meeting or program of the City of Idaho Falls, you may contact City Clerk Rosemarie Anderson at Telephone Number 612-8414 or the ADA Coordinator Lisa Farris at Telephone Number 612-8323 as soon as possible and they will make every effort to adequately meet your needs.



2140 N. Skyline Drive #12
Idaho Falls, ID 83402
Phone: (208) 612-8224
Fax: (208) 612-8517

MEMORANDUM

DATE: August 8, 2013
TO: Honorable Mayor and City Council
FROM: Craig H. Davis, Airport Director
SUBJECT: ADS-B Radio Station Lease Agreement

Attached for your consideration is an Airport Lease Agreement by and between the City of Idaho Falls and Exelis, Inc. for the installation and maintenance of an ADS-B radio station. This aircraft navigational aid is part of the FAA's Nextgen Air Traffic Control System upgrade.

Randy Fife, City Attorney has approved said Lease Agreement.

The Airport Division respectfully requests approval and authorization for the Mayor and City Clerk to sign and execute said documents.

Respectfully submitted,

Craig H. Davis
Airport Director



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MEMORANDUM

DATE: August 8, 2013
TO: Honorable Mayor and City Council
FROM: Craig H. Davis, Airport Director
SUBJECT: Amended Auto Rental Concession Agreement – Alamo/National

Attached for your consideration is an Amended Auto Rental Concession Agreement between the City of Idaho Falls and Alamo/National for the lease of additional space to be used for rental car storage.

Randy Fife, City Attorney has reviewed and prepared said Amendment.

The Airport Division respectfully requests approval and authorization for the Mayor and City Clerk to sign and execute said documents.

Respectfully submitted,

Craig H. Davis
Airport Director



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MEMORANDUM

DATE: August 8, 2013
TO: Honorable Mayor and City Council
FROM: Craig H. Davis, Airport Director
SUBJECT: Consent to Commercial Lease – Airport Hangar

Attached for your consideration is a Consent to Commercial Lease between the City of Idaho Falls and James Wesley Moore for the aircraft Hangar located at 2201 Foote Drive.

Randy Fife, City Attorney has reviewed and prepared said Consent.

The Airport Division respectfully requests approval and authorization for the Mayor and City Clerk to sign and execute said documents.

Respectfully submitted,

Craig H. Davis
Airport Director



LEGAL DEPARTMENT

CITY OF IDAHO FALLS

RANDALL D. FIFE, CITY ATTORNEY

PO BOX 50220

IDAHO FALLS, IDAHO 83405

Telephone No.: (208) 612-8178

www.idahofallsidaho.gov

MEMORANDUM

DATE: July 22, 2013
TO: Honorable Mayor and City Council
FROM: Randy Fife, City Attorney
SUBJECT: Non-Discrimination Ordinance

Attached is a draft Non-Discrimination Ordinance that includes an exemption for small businesses (*i.e.* five or fewer employees), and an Alternative draft that includes a definition of "Otherwise Qualified," as an effort to clarify that no employer is obligated to hire an unqualified person in the available job.

Also attached is a Resolution adopting a prosecution and mediation process to accompany the Non-Discrimination Ordinance (if passed), and an additional Resolution adopting an internal City policy that prohibits discrimination in City-sponsored programs and/or events, or programs and/or events that take place on City owned, maintained, or controlled property, buildings, and rights-of-way.

These materials are designed to support public input when considering the draft ordinance on first reading at City Council, July 25, 2013.

Respectfully,

A handwritten signature in black ink, appearing to be "Randy Fife", is written over the typed name and title.

Randall D. Fife
City Attorney

RDF/co

Attachments

c: City Clerk w/attachments

City Council Meeting
July 25, 2013
Passed on First Reading
only 6:0



A Division of the City of Idaho Falls

"A community with its own kind of energy"



MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Jackie Flowers, General Manager
DATE: August 6, 2013
Re: Tabulation and Bid Award for Gem State Rip Rap Replacement Project

Attached for your consideration is the bid tabulation for the above referenced project.

Idaho Falls Power recommends that the City Council approve the design and accept the low bid of Rhodehouse Construction Inc. for the base bid of \$44,900.

JRF/535

Attachments

C: City Clerk
Purchasing
File



CITY OF IDAHO FALLS

PLANNING AND BUILDING DIVISION

P.O. BOX 50220
IDAHO FALLS, IDAHO 83405-0220
www.idahofallsidaho.gov

Planning Department • (208) 612-8276

FAX (208) 612-8520

Building Department • (208) 612-8270

RRM-070-013

MEMORANDUM

TO: Mayor and City Council
FROM: Renee R. Magee, Director
SUBJECT: Final Plat, Gillespie Addition, Division No. 1
DATE: July 22, 2013

Attached is a copy of the final plat entitled Gillespie Addition, Division No. 1. This final plat is located on West Broadway and zoned R-3A. The Planning Commission found the plat complies with the subdivision ordinance and recommended approval. Staff concurs with this recommendation. This final plat is now being submitted to the Mayor and Council for consideration.

cc: Rose Anderson, City Clerk

Attachments: Planning Commission minutes, June 18, 2013
Staff report, June 18, 2013
Vicinity map
Aerial photo
Copy of final plat



CITY OF IDAHO FALLS

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RRM-068-13

MEMORANDUM

TO: Mayor and Council
FROM: Renee R. Magee, Director
SUBJECT: Economic Development Incentive Agreement with BVMT Power Falls, LLC, and
Curtiss-Wright Flow Control Service Corporation
DATE: August 5, 2013

Attached is a copy of the Economic Development Incentive Agreement with BVMT Power Falls, LLC, and Curtiss-Wright Flow Control Service Corporation. The Council reviewed this agreement in a work session late this spring, and the city attorney has recently reviewed this agreement. It provides for the refund of plan check and building fees as well as storm drainage fees upon the completion of two office and light manufacturing buildings with a combined square footage of 112,000 square feet in Snake River Landing and the creation of one hundred new full-time jobs. The planning department respectfully requests approval of this agreement and authorization for the Mayor to sign the agreement.

cc: Rose Anderson, City Clerk
file

Attachments: Copy of agreement



City of Idaho Falls

PUBLIC WORKS DIVISION

P.O. BOX 50220
IDAHO FALLS, IDAHO 83405
www.idahofallsidaho.gov

MEMORANDUM

To: Honorable Mayor & City Council

From: Chris H Fredericksen, Public Works Director

Date: August 2, 2013

Subject: **BID AWARD – ADDITION TO STREET AND SANITATION BUILDING**

On July 30, 2013, bids were received and opened for Addition to Street and Sanitation Building project. A tabulation of bid results is attached.

Public Works recommends approval of the plans and specifications, award to the lowest responsive, responsible bidder, Vern Clark and Sons, in an amount of \$86,200.00 and, authorization for the Mayor and City Clerk to sign contract documents.

Respectfully,

A handwritten signature in black ink, reading "Chris H Fredericksen".

Chris H Fredericksen, P.E.
Public Works Director

CF:jk

Attachment

c: Mayor
Council
Arehart
Hathaway

2013-55



City of Idaho Falls

PUBLIC WORKS DIVISION

P.O. BOX 50220
IDAHO FALLS, IDAHO 83405
www.idahofallsidaho.gov

MEMORANDUM

To: Honorable Mayor & City Council

From: Chris H Fredericksen, Public Works Director

Date: July 23, 2013

Subject: **SEWER FRONT FOOT FEES SETTLEMENT AGREEMENT WITH DEVELOPER ON KINGWOOD ADDITION, DIVISION NO. 2**

Attached for your consideration is a Settlement Agreement prepared by the City Attorney that reimburses BDS, LLC \$5,240.00 for sewer front fees paid as part of Kingwood Subdivision, Division 2. The agreement stipulates that reimbursement will be made following the completion of seal coating within the subdivision. In addition, the agreement also stipulates that upon written request two other properties will also be reimbursed sewer front fees.

Public Works recommends approval of this agreement; and, authorization for Mayor and City Clerk to sign the necessary documents.

Respectfully,

A handwritten signature in black ink, reading "Chris H Fredericksen".

Chris H Fredericksen, P.E.
Public Works Director

CF:jk

Attachment

c: Mayor
Council
Fife

2013-57



CITY OF IDAHO FALLS

PLANNING AND BUILDING DIVISION

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Planning Department • (208) 612-8276 FAX (208) 612-8520 Building Department • (208) 612-8270

RRM-069-13

MEMORANDUM

TO: Mayor and Council
FROM: Renee R. Magee, Director
SUBJECT: Annexation, Initial Zoning of C-1, and Final Plat, Snake River Landing, Division No. 9
DATE: August 5, 2013

Attached are the annexation agreement, annexation ordinance, and a copy of the final plat entitled Snake River Landing, Division No. 9. This parcel is planned to be the events center and is located east of I-15, west of the Porter Canal, and southwest of Whitewater Drive. The Planning Commission recommended approval of the annexation and initial zoning of C-1 at its March 5, 2013, meeting and approval of the final plat at its June 18, 2013, meeting. Staff concurs with the recommendations of the Planning Commission. The parcel is within the mixed use designation on the future land use plan and the plat complies with the subdivision ordinance. This annexation request is being submitted to the Mayor and Council for consideration.

cc: Rose Anderson, City Clerk
file

Attachments: Planning Commission Minutes, March 5, 2013
Planning Commission Minutes, June 18, 2013
Staff report, March 5, 2013
Staff report, June 18, 2013
Copy of final plat
Vicinity map
Aerial photo

withdrawn
by
Division Director